

CAPSULE
SUTTON ESTATE

A modern renovation has destroyed the original character of the building, however, its original walls of native stone still stand as testimony of the importance of that mode of housebuilding in this region. Some interior details such as mouldings and mantelpieces suggest that it was once a substantial and fashionable Victorian home in the third quarter of the 19th century.

MARYLAND HISTORICAL TRUST

BA - 1783
MAGI - 0317834504

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Sutton Estate

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Lakeview Road

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore**3 CLASSIFICATION**

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

CONDOMINIUMS, Ltd. et al. Trustees

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.County Courts BuildingLiber #: 5328Folio #: 637

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

BA- 1783

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE June, 1979

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hopkins Atlas of 1877 and the chain of title suggest that between 1865 and 1887 this house was the main house of the J.L. Sutton estate.

Mid-20th century development has irradiated many early structures in Baltimore County and it has left many rural buildings crowded in among the more recent products of suburbia. This 19th century stone dwelling is one of them and its case is made sadder by an apartment renovation which altered it nearly beyond recognition.

Other than the main entrance (West) and the stone walls left exposed there is little on the exterior suggestive of the original appearance. It is possible that in its original state the building resembled the "Blue Stone" building of H. B. Chew in Towson (see BA # 206). The walls of this building are constructed of various shades of gray and brown fieldstone with an attempt at coursing. On the west facade one can see very tall windows with massive stone lintels. These are 6/9 sash (may have been triple hung) measuring 3 feet by 7 feet.

Because of the sloping site the north facade, which is three bays long with a full basement, has the appearance of three stories. Its east bay projects out 3 feet. Pairs of tall and narrow 4/4 windows vent this side on the first level and they exist beneath a common lintel. Shorter windows vent the upper level. The east bay has its lower level hidden by a brick addition. That portion which is exposed shows the fenestration of this side to be characterized by the location of an interior chimney in the north bay. Although the lintels match the others in the building the windows have been altered. A non-functional lintel and blocked-in doorway suggest the removal of a gallery.

There is original fabric on the interior. Only the first floor hall and basement were examined but a tenant familiar with the building reports the existence of fireplaces and mantels. What is perceived to have been a central hall is 10 feet wide with 11 foot ceilings and 5 foot high raised panel wainscot. A very wide and complex ogee baseboard trims the base. It is entered through an entrance with double doors, sidelights and a transom. The doors are decorated with raised mouldings that form large "key hole" motifs with floral patterns in the corners.

The parlors on either side of the hall are/were reached by double doorways 5½ feet in width and 7½ feet high. They are transomed.

The stair area is set off from the entrance area by an archway that has a sculptured cartouche-like key and inset panels.

The original plan of the house can be seen in the basement. It is a full basement exhibiting the same construction as the upper exterior walls. Solid rectangular chimney supports are visible but no "cooking fireplace." While a hewn lintel exists over one doorway the floor joists are mechanically vertically sawn. Bracing contains cut nails, however, and random width flooring can be seen in places.

CONTINUE ON SEPARATE SHEET IF NECESSARY

Also included in the Sutton Estate is a stable which has been converted into a house and now stands on a separate parcel. This 2 story board-and-batten structure rests on a high stone foundation and is topped with a hipped roof. The nearly square main block which is built into a hill is four bays wide by a wide three bays long. Presently, the main or south facade is covered by a single story porch. The fenestration is a regular 6/6 sash. Pedimented ends of the upper story "dormers" pierce the wide eaves of the roof.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 10-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES Third Quarter 19th century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

A modern renovation has destroyed the original character of the building, however, its original walls of native stone still stand as testimony of the importance of that mode of housebuilding in this region. Some interior details such as mouldings and mantelpieces suggest that it was once a substantial and fashionable Victorian home in the third quarter of the 19th century.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

WAYNE L. NIELD, II
HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

CHAIN OF TITLE FOR SUTTON ESTATE

Plat Book C1 LAKEHURST, 1948 John M. Balder & Herbert M. Katzenberg, Trustees

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
5328	637	January 11, 1973	The National Housing Co.	John M. Balder Herbert M. Katzenberg, Trustees
Beginning...being lot # 30 in the subdivision plat of Lakehurst in Plat Book 14/68. Known as Lakehurst Apartments consisting of twelve units.				
Charles M. Balder died September 8, 1968. The National Housing Company was formed by him for the purpose of holding legal title to his property.				
2625	102	January 7, 1955	Lakehurst, Inc.	The National Housing Co.
1582	173	August 13, 1947	Nancy & Austin Lamont	Lakehurst, Inc.
Beginning at the land leased to Elizabeth M. Sutton by Joseph Reynolds and wife March 15, 1865 recorded in the Baltimore County Land Records Book 44/333 North...East 233½ feet, North...East 411 feet, North...West 360 feet, North...West 380 feet, North...West 200 feet,... to center of road leading from the Falls Turnpike Road to Charles Street Avenue known as Lake Avenue...containing 28.14 acres.				
1209	218	January 16, 1942	Austin Lamont	Nancy Lamont
1206	527	January 5, 1942	Horace T. Smith, Trustee	Austin Lamont
Trustee of Last Will & Testament of Henry C. McComas Will Book 36/103				
378	424	May 31, 1911	Phoebe B. Williams et al	Henry C. McComas
239	99	May 9, 1899	William P. Harvey & wife	Oliver A. Parker

161	392	July 6, 1887	Ezra Lippencott et al Trustees	William P. Harvey
163	51	May 20, 1887	Richard H. Pleasants et al Trustees	Ezra Lippencott et al Trustees
133	43	February 7, 1883	Lucy Sutton et al	James L. Sutton
117	440	June 5, 1880	Edward R. Pitts et al	Richard H. Pleasants et al Trustees

LEASE -

92	168	May 6, 1875	Edward R. Pitts	Elizabeth M. Sutton
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LEASE -

92	165	May 5, 1875	Joseph Reynolds, Trustee	Edward R. Pitts et al
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LEASE -

44	333	March 15, 1865	Joseph Reynolds & wife	Elizabeth M. Sutton
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Beginning at the second line of land conveyed by David S.
Wilson et al to William C. Wilson dated February 4, 1852
Containing 93 $\frac{3}{4}$ acres.

HMF 6	234	September 28, 1853	Bellona Gunpowder Co. referred to under a deed from William C. Wilson
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AWB 369	197
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79

BA-1783





BA-1783-A

STABLE-

SUTTON ESTATE

S. E. CORNER

J. CORCORAN
7/79



BA-1783-A

STABLE-

SUTTON ESTATE

S. FACADE

J. CORCORAN
7/79



BA-1783

SUTTON ESTATE
W. FACADE

J. CORCORAN
7/79



BA-1783

SUTTON ESTATE
E. FACADE

J. CORCORAN
7/79



BA- 1783

SUTTON ESTATE
N. FACADE

J. CORCORAN
7/79



BA-1783

SUTTON ESTATE
W. FACADE
DETAIL

J. CORCORAN
7/79